

## **SOUTH AYRSHIRE LOCAL REVIEW BODY.**

Minutes of meeting in County Buildings, Wellington Square, Ayr,  
on 29th May 2018 at 2.00 p.m.

Present: Councillors Brian Connolly (Chair), Andy Campbell, Ian Cavana, Peter Convery, Ian Fitzsimmons, Mary Kilpatrick, Craig Mackay and Margaret Toner.

Attending: L. McChristie, Solicitor (Legal Adviser); A. Cooke, Planning Co-ordinator (Planning Adviser); S. Smith, Administrative Assistant; and A. Gibson, Committee Services Officer.

### **1. Declarations of Interest.**

There were no declarations of interest by Members of the Body in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

### **2. New Case for Review – Installation of replacement windows at 18A St Meddans Street, Troon (17/01161/APP).**

There were submitted the relevant papers (issued) relating to a request to review the decision to review the conditions imposed on an approved planning application for the installation of replacement windows at 18A St Meddans Street, Troon.

**Decided:** following consideration, to approve the application subject to the following conditions:-

- (1) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (2) that notwithstanding the plans hereby approved, the proposed replacement lounge windows to the front elevation of the premises shall be sash and case. The front bedroom windows shall be sash and case unless it is demonstrated that it is impractical to implement such an opening method in a window of this shape. Precise details and specifications, including typical 1:1 cross-sectional plans of the astragals and frames, shall be submitted for the prior written approval of the Planning Authority prior to the commencement of work on site; and
- (3) that the proposed replacement lounge windows shall be split on a third upper and two thirds lower proportion.

### **Reasons:**

- (1) to ensure that the development is carried out in accordance with the approved plans unless specified otherwise;
- (2) to safeguard the character and appearance of the conservation area; and
- (3) to safeguard the character and appearance of the conservation area.

### **List of Approved Plans:**

Drawing - Reference No (or Description): **Approved** LOCATION PLAN;

Drawing - Reference No (or Description): **Approved** A655-EX01; and

Drawing - Reference No (or Description): **Approved** A655-P01.

### **Advisory Notes:**

- In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this planning permission lapses on the expiration of a period of 3 years beginning with the date on which the permission is granted unless development to which the permission relates is begun before that expiration.
- A site notice to be displayed in accordance with Section 27C(1) of The Town and Country Planning (Scotland) Act 1997 and Regulation 38 and Schedule 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 shall be completed, printed on durable material, and be displayed in a prominent place (readily visible to members of the public) at or in the vicinity of the site while the development hereby approved is in progress. This requirement is in order to ensure that members of the public are made aware of the background to the development in progress and have access to the necessary contact details. A template for the Site Notice is attached to this decision notice. An electronic version is also available on the Council's web site as follows [www.south-ayrshire.gov.uk/planning/forms.aspx](http://www.south-ayrshire.gov.uk/planning/forms.aspx) 'Notice to be displayed while development is in progress'.
- The person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the attached form entitled 'Notification of Initiation of Development' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of planning control under S123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of planning legislation as contained in Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended).
- The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Development' as soon as practicable after the development has been completed. This notification shall include the reference number of the planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

- The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written Notification of Completion of Phases of Development as soon as practicable after completion of each phase of the development and subsequently a Notification of Completion of Development as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) and Section 27B(2) of the Town and Country Planning (Scotland) Act 1997 (as amended).

**Reason for Decision:**

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

3. **New Case for Review – Change of use of agricultural land to form garden ground and erection of garage at Fardenwilliam Bungalow , U32 from junction with C110 – east to junction with U35, Maybole (17/01145/APP).**

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse a planning application for the change of use of agricultural land to form garden ground and erection of garage at Fardenwilliam Bungalow , U32 from junction with C110 – east to junction with U35, Maybole.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

**Decided:** following consideration, to hold an accompanied site visit to assess the application site in its setting and the surrounding area with the Review then being continued to a future meeting of the Review Body for further consideration and decision.

3. **New Case for Review – Alterations and extension to dwellinghouse at 12 Glencairn Road, Ayr (17/01365/APP).**

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse a planning application for alterations and extension to dwellinghouse at 12 Glencairn Road, Ayr.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

**Decided:** to uphold the appointed officer's decision to refuse the application.

The meeting finished at 3.05 p.m.